

# Murni



A photograph of a woman with long dark hair, wearing a white top, hugging two young girls. The girl in the foreground is wearing a green shirt and laughing with her mouth open. The girl behind her is wearing an orange shirt and also smiling. They are sitting on a light-colored sofa. In the background, there is a vase with yellow flowers and a window with a view of greenery.

# Murni<sup>\*</sup>

## Murni in Bandar Ainsdale.

The family home you've always wanted is now well within your reach. Introducing Murni – a low-density development of only 12 units per acre, strategically located in Sime Darby Property's latest integrated township of Bandar Ainsdale, Seremban.

Murni homes are designed with your family in mind, featuring 167 units of 20' x 60' double-storey link homes with built-up areas ranging from 1,492 sq ft to 1,590 sq ft. Each home within this safe and secure neighbourhood will enjoy perimeter fencing with dedicated community-friendly facilities as well as easy accessibility.





## **Bandar Ainsdale. Nature's haven between two cities.**

As the majestic gateway to the heart of Negeri Sembilan, Bandar Ainsdale is a 562-acre freehold township that features a mixed residential and commercial development complete with a world of amenities, all set within nature's embrace.

Built as a community of family and friends, it is green living the way nature intended – with plenty of parks, lakes and open spaces. Here, for every tree we take, a *Dipterocarpus* forest tree will be planted in its place, ensuring continued sustainability of Bandar Ainsdale.

Bandar Ainsdale also enjoys an integrated public transportation system including a network of access roads via the New Seremban Interchange and complimented by the proposed KTM Komuter Station. Located just 5km from Seremban, 15km from Nilai, 35km from KLIA and 70km from Kuala Lumpur, it is home complete with urban conveniences, strategically located between two cities.





Site Plan

Murni

Legend

- Type A - Intermediate
- Type B - Corner
- 1 Unit Number







## Quality & Design

Designed with your family in mind, Murni homes will feature ample space with touches of style and comfort in every corner.



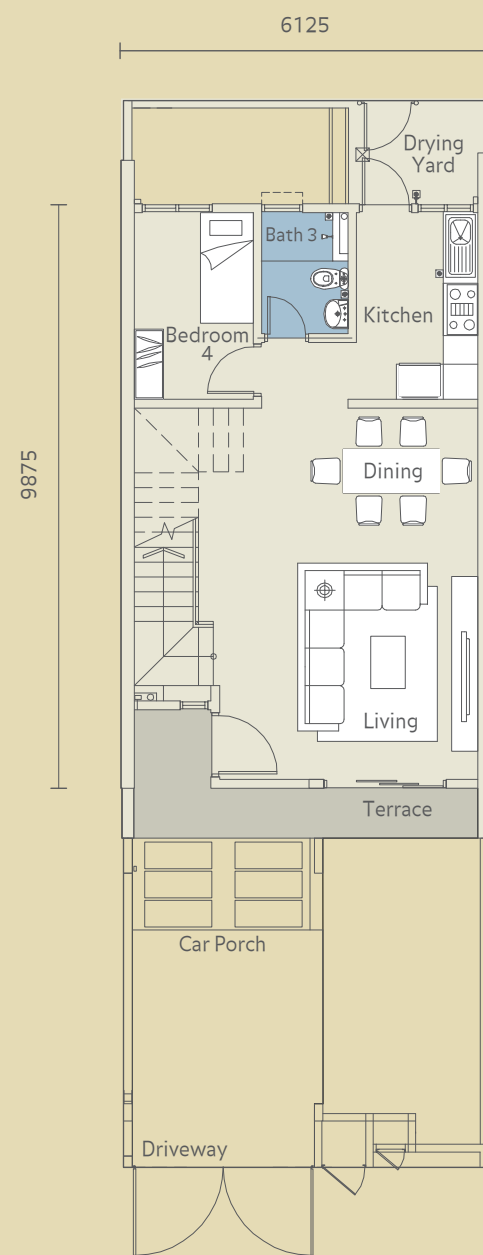
- Four bedrooms with spacious layouts
- Three bathrooms with full wall tiles and good quality sanitary fittings
- Airy 11-feet high ceilings on the ground floor
- Laminated timber flooring for the staircase and bedrooms on the first floor



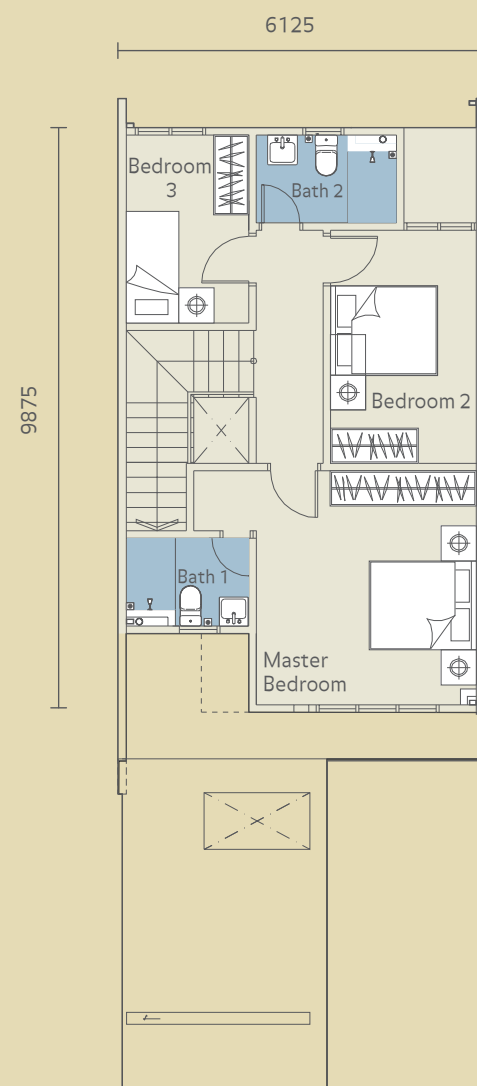
✧ Type A – Intermediate Unit



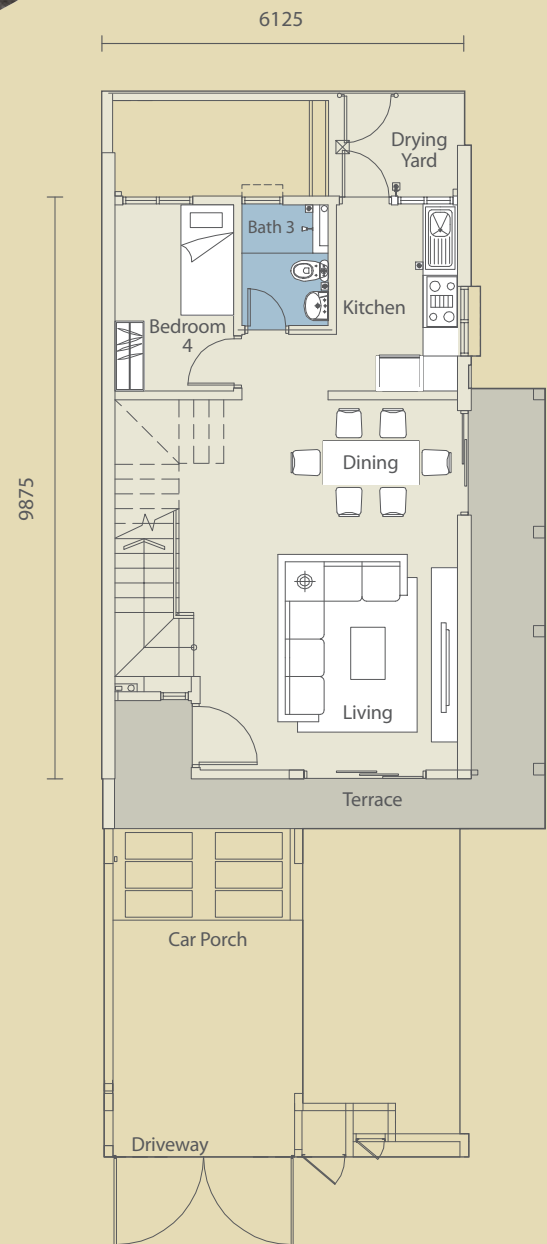
✧ Type B – Corner Unit



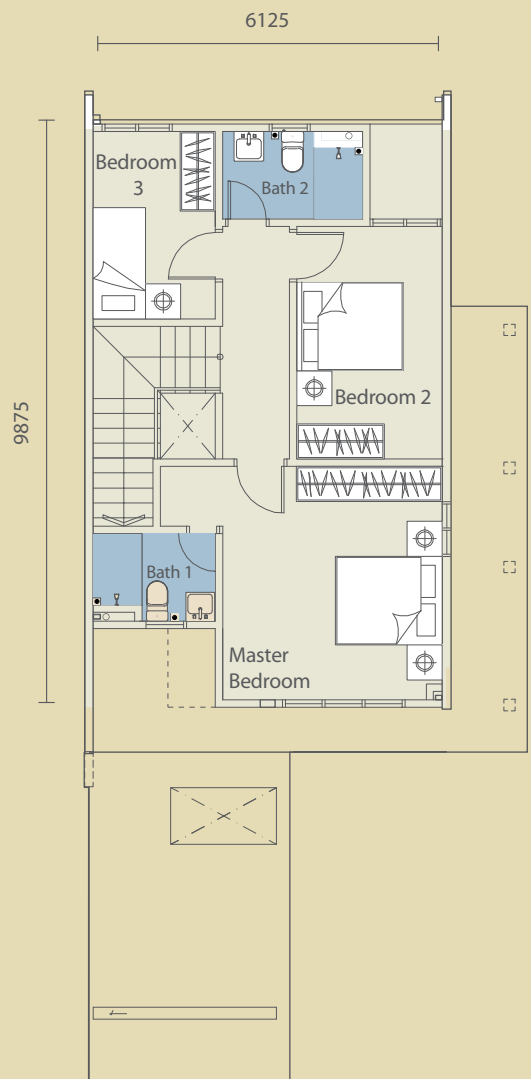
Ground Floor



First Floor



Ground Floor



First Floor

1,492 sq ft  
RM348,888



1,590 sq ft  
FROM  
RM388,888

Specifications

|               |   |
|---------------|---|
| Structure     | • Reinforced Concrete Structure   |
| Wall          | • Brick Wall with Plaster on both sides                                     |
| Roof Covering | • Concrete Roof Tiles & Reinforced Concrete Slab with Waterproofing (Porch) |
| Roof Framing  | • Metal Structure   |
| Ceiling       | • Asbestos Free Ceiling (External)  |
|               | • Skim Coat (Ground Floor)  |
|               | • Plaster Ceiling (First Floor)   |

|        |                               |
|--------|-------------------------------|
| Window |                               |
| All    | • Aluminium Frame Glass Panel |

|               |   |
|---------------|---|
| Doors         |   |
| Main Entrance | • Engineered Timber Solid Door                                  |
| Bedrooms      | • Flush Door  |
| Other Doors   | • Waterproof Sealed Flush Door and Aluminium Frame Sliding Door |
| Ironmongeries | • Lockset with Accessories                                      |

|                |                                  |
|----------------|----------------------------------|
| Wall Finishes  |                                  |
| External Walls | • Weather Coat Paint             |
| Internal Walls | • Emulsion Paint                 |
| Bathrooms      | • Ceramic Tiles (Ceiling Height) |
| Kitchen        | • Ceramic Tiles (1500mm Height)  |

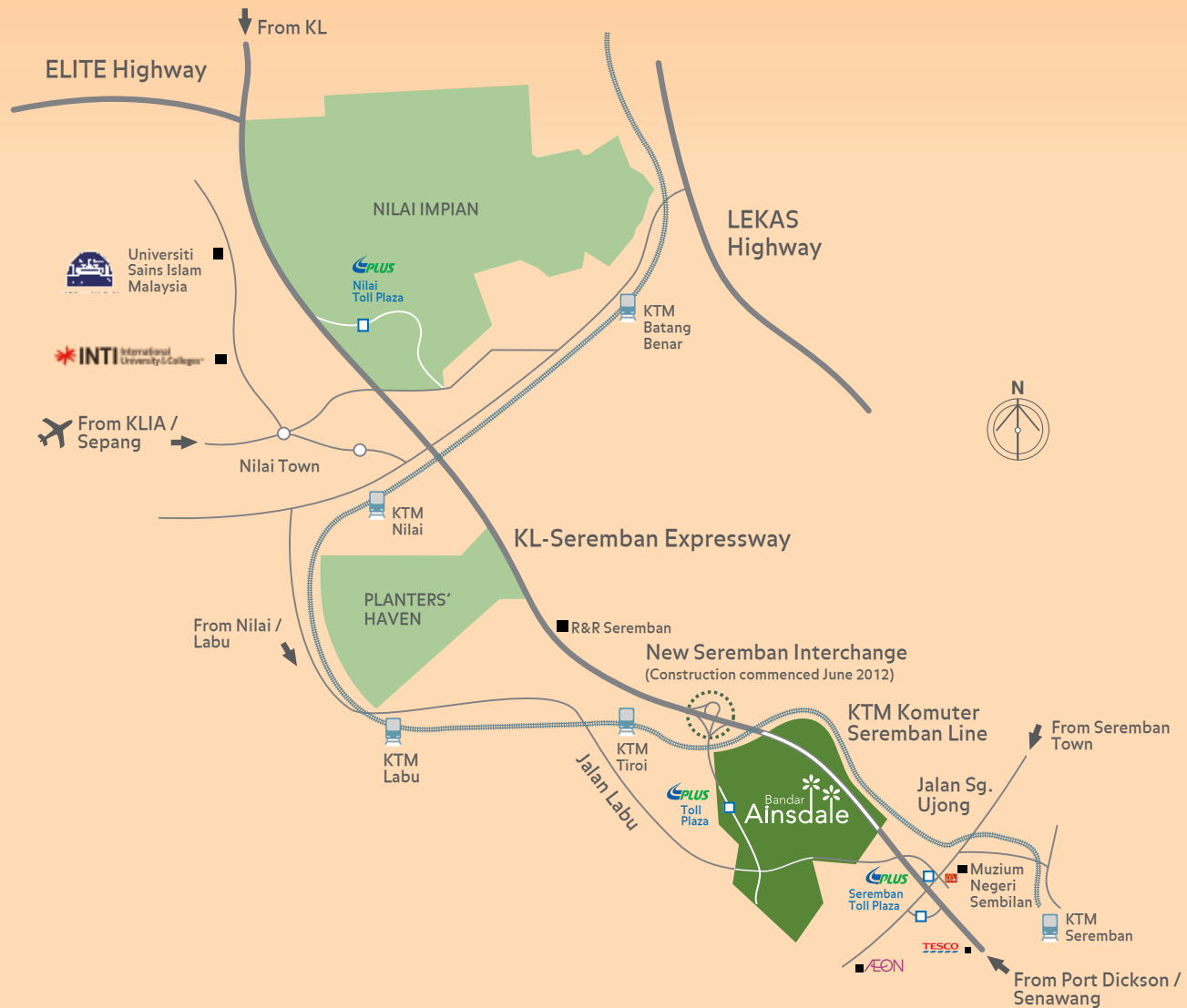
|                             |                             |
|-----------------------------|-----------------------------|
| Floor Finishes              |                             |
| Living/Dining               | • Homogeneous Tiles         |
| Kitchen/Bedroom 4           | • Ceramic Tiles             |
| Bedroom 1/2/3 (First Floor) | • Laminated Timber Flooring |
| Bathrooms                   | • Ceramic Tiles             |
| Corridor (First Floor)      | • Laminated Timber Flooring |
| Yard                        | • Ceramic Tiles             |
| Car Porch                   | • Concrete Stamping         |
| Terrace                     | • Homogeneous Tiles         |

|                            |  |
|----------------------------|--|
| Sanitary Plumbing Fittings |  |
| Kitchen                    | • Sink with Tap  |
| Bathrooms                  | • Wash Basin, Soap Holder, Toilet Roll Holder, Shower Rose, Water Closet & Tap |
| Yard                       | • Tap  |

Electrical Installation

| Description             | Quantity                 |                    |
|-------------------------|--------------------------|--------------------|
|                         | Intermediate Unit Type A | Corner Unit Type B |
| Light Point             | 19                       | 19                 |
| 13A Switch Socket       | 19                       | 19                 |
| Distribution Board      | 1                        | 1                  |
| Fan Point               | 6                        | 6                  |
| Air Conditioner Point   | 2                        | 2                  |
| Fibre Wall Socket (FWS) | 1                        | 1                  |
| SMATV / TV Point        | 2                        | 2                  |
| Telephone Point         | 2                        | 2                  |
| Water Heater Point      | 2                        | 2                  |

|                                       |                                       |
|---------------------------------------|---------------------------------------|
| Internal Telephone Trunking & Cabling | • Concealed                           |
| Fencing                               | • Low Brick Wall / Chain Link Fencing |
| Turfing                               | • Cow Grass                           |
| Gas Piping                            | • Nil                                 |
| Miscellaneous                         | • Letter Box                          |
|                                       | • Refuse and Service Compartment      |



For enquiries please call or visit us at:

**Bandar Ainsdale Gallery,**  
1, Jalan Ainsdale 1/1 (Jalan Labu, KM5),  
Bandar Ainsdale, 70200, Seremban, Negeri Sembilan

Opens daily from 9.30am to 6.30pm  
(including Public Holidays)

Tel : 06-7652 888  
GPS Coordinates : 2.726300, 101.89000

No of Units: 167. Type: 20' x 60' Double Storey Link Homes. Expected Date of Completion: May 2015 . Land : Free from Encumbrances . Tenure of Land: Freehold. Developer's License No.: 12408-2/06-2015/0232(L) Validity.: 19.06.2013 – 18.06.2015 Advertising & Sales Permit No.: 12408-2/06-2015/0232(P) Validity: 19.06.2013 – 18.06.2015. Approval Authority : Majlis Perbandaran Nilai . Building Plan Approval No.: MPN 431/1666/2013/2. Developed by: Sime Darby Ainsdale Development Sdn. Bhd (formerly known as Sime Darby Property (Bandar Gemilang) Sdn Bhd)(Co No. 805032-T), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor Selling Price: RM348,888 (min)- RM402,888(max). 10% Bumiputera Discount (Quota Applies)

All illustrations are artist's impressions. The information contained herein is subject to change without notification as may be required by the authorities or developer's architect. Whilst every care has been taken in providing these information, it cannot be part of an offer or contract.





**Property**

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